

City of Los Angeles



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SUNSET & VINE
BUSINESS IMPROVEMENT
DISTRICT

Sunset & Vine
Property and Business Improvement District Renewal

Appendix A - Engineer's Report

Calendar Years 2012 to 2018

June 24, 2011



Corporate Office

27368 Via Industria
Suite 110
Temecula, CA 92590
Tel: (951) 587-3500
Tel: (800) 755-6864
Fax: (951) 587-3510

Office Locations

Anaheim, CA
Los Angeles Regional Office
Sacramento, CA

Oakland, CA
Phoenix, AZ

www.willdan.com/financial

ENGINEER'S REPORT AFFIDAVIT

Sunset & Vine Property and Business Improvement District

This Report describes the District and defines improvements, budget and method of assessment apportionment, and the individually assessed parcels to be levied on the fiscal year 2011/2012 tax roll as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the Los Angeles City Council.

Dated this 24th day of June, 2011.

Willdan Financial Services
Assessment Engineer

By: Jim McGuire
Jim McGuire
Senior Project Manager

By: Richard Kopecky
Richard Kopecky
R. C. E. # 16742



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Overview

Introduction

The City of Los Angeles ("City") formed and established the Sunset and Vine Property and Business Improvement District ("District") to provide improvements and activities that confer special benefits upon real property (parcels) within the boundaries of the District. The District was established and levied pursuant to Property and Business Improvement District Law of 1994, Part 7 of Division 18 of the California Streets and Highways Code (the "Act") and the provisions of the California Constitution Article XIID ("Proposition 218"). Pursuant to the Act, property owners within the District submitted a signed petition requesting formation of the District. The initial Sunset and Vine Property and Business Improvement District was formed in October 2006 for a term of five years, for Calendar Years 2007-2011, and will expire on December 31, 2011. The maximum annual assessments for the initial District were approved by the property owners through an assessment ballot proceeding, conducted according to provisions of the California Constitution Article XIID ("Proposition 218"). Under the provisions of the Act, the property owners within the District may renew the District for a maximum term of ten (10) years, with the renewal process being the same as that of the original formation, which requires the preparation of this updated Engineer's Report. Pursuant to the Act, the City will collect assessments to provide funding for improvements and activities authorized within the District for a period of seven (7) years, Calendar Years 2012-2018 (January 1, 2012 through December 31, 2018) with the annual assessments being levied on the County tax rolls to fund the District from 2012 through 2018.

This Engineer's Report ("Report") describes the District (which includes the addition of new territory), improvements and activities, method of apportionment, the assessments for the first year, and the maximum assessment proposed for the seven-year duration of the renewed District. The proposed assessments are based on the estimated cost to provide the improvements, activities, and operations that provide a direct and special benefit to individually assessed parcels within the boundaries of the District. The costs of improvements, activities, and operations include all expenditures, deficits, surpluses, revenues, and reserves.

The word "parcel," for the purposes of this Report, refers to real property located within the District, and identified as an individual Assessor's Parcel Number (APN) by the County of Los Angeles Assessor's Office. The County of Los Angeles Auditor/Controller uses APNs to identify on the tax rolls parcels to be assessed for taxes, special assessments, and fees and charges. The words "property owner" or "property owners" for the purposes of this Report, refers to the record owner or owners of each identified parcel in the District.

District Formation

A written petition of the property owners within the District, representing more than 50 percent of the proposed assessment to be levied must be submitted to the Los Angeles City Council in order to proceed with the District formation. After the required signatures have been gathered, the City Council may initiate proceedings for the renewal of the District by adopting a resolution expressing its intention to renew the District. The resolution of intention will reference the Engineer's Report and the Management District Plan, and shall give notice of the time and place of a public hearing on the re-establishment of the District and levy of assessments, pursuant to Section 53753 of the California Government Code (Proposition 218 Omnibus Implementation Act) and in accordance with the provisions of Article XIID of the California Constitution. Each notice given shall contain an assessment ballot and shall be mailed to the property owners of record at least 45 days prior to the public hearing.

At the public hearing the City Council may provide the public and property owners the opportunity to provide oral protests and written protests prior to the adoption of the Engineer's Report and the Management District Plan. At the conclusion of the public hearing, the City Council will cause the assessment ballots received from property owners to be opened and tabulated. Based on the results of the ballot tabulation the City Council will determine whether majority protest exists.

If a majority protest does not exist (the property owners approve the renewal of the District and the imposition of new assessments), the City Council will appoint an owners' association for the District. This owners' association shall make recommendations to the City Council on the expenditures of revenue derived from the levy of assessments and on the classification of parcels as applicable. This owners' association shall cause to be prepared a report each year for which assessments are to be levied and collected. Said annual report shall be filed with the City Clerk and shall contain: any proposed changes to the district boundary; the improvements and activities to be provided that year; the estimated costs for that year; the method of assessment; the amount of any surplus or deficit; and contributions from other sources. The City Council may approve the report as submitted or as modified.

Description of the District

District Boundary

The District is located in the Hollywood community within the City of Los Angeles, County of Los Angeles and includes and incorporates two hundred seventy-three (273) parcels that are adjacent to or access the streets along which the proposed District services and activities will be provided, excluding those parcels in accordance with the provisions of the Act that are identified as "Properties zoned solely for residential use" including, but not limited to: R1, R2 and R3 Los Angeles City zoning designations; or are part of another business improvement district that borders this general area.

Generally, the District spans Sunset Boulevard from the 101 Freeway on the east to Cassil Place on the west; and Vine Street from Selma Avenue on the north (which borders the Hollywood Entertainment District) to Santa Monica Boulevard on the south (which borders the Hollywood Media District) and includes all or a portion of the following Los Angeles, County Assessor's Parcel Maps:

- ♦ Book 5533 —Pages: 005; 006; and 007
- ♦ Book 5534 — Pages: 001; 002; 005; and 006
- ♦ Book 5545 — Pages: 007 thru 009; 011; 013 thru 016; and 019
- ♦ Book 5546 — Pages: 010 thru 017; 019; 020; and 022 thru 026
- ♦ Book 5547 — Pages: 017, 018 and 026

A specific map outlining the District boundaries, and delineating areas of expansion from the prior District, is included in the Management District Plan. Copies of maps showing the boundaries of the proposed District and the various zones of benefit: Zone 1, Zone 2, and Zone 3 are provided within this Report.

The Management District Plan contains a full description of the District boundaries and specific maps that outline those boundaries described, including a map designated as "Boundary Description Map and Reference Points" and a map designated as "Boundary Rationale Map and Reference Points." By reference these maps are made part of this Report. Contained within this Report is a Boundary Map showing the exterior boundaries of the District (those boundaries being consistent with the maps contained in the Management District Plan); the designated zones of benefit (Zone 1, Zone 2, and Zone 3) within those boundaries; and the various designated Services Level street assignments (Service Level 1, Service Level 2 and Service Level 3) associated with those Zones.

Improvements and Activities

The improvements, services and activities to be provided by the District are in addition to those provided by the City of Los Angeles. The District intends to continue to provide and ensure the operation and maintenance of the improvements and activities approved for the existing District for another seven (7) year term.

The services and activities planned and budgeted for the District over the next seven years can generally be grouped into these categories:

- ♦ Safety and Security Services;
- ♦ Maintenance, Streetscape and Beautification;
- ♦ Marketing and Consulting;
- ♦ District Management, Policy Development and Administration; and
- ♦ Contingency, City Fees and Reserves.

While each of these overall services and activities are provided only to and for the benefit of parcels within the District boundaries, the level of service for Safety and Security Services and for Maintenance and Streetscape varies in different areas of the District and are therefore particular and distinct to each individually assessed parcel in those areas. Zones (described in the Section under Determination of Benefit Areas, Zones of Benefit) have been established within the District to reflect these varying levels of services and activities to be provided to parcels within those areas. The overall cost of providing each of the services and activities of the District and the allocation of those costs to the various Zones, is a direct reflection of the service demand in each area, the parcels that directly benefit from those services and activities and the amount paid into the District by individually assessed parcels within those various areas. The allocation of services and expenditures are based on the Management District Plan, the history of services and expenditures in the preceding five years of the District, and the anticipated increase in services and expenditures proposed for the next seven years.

The District services and activities are generally described as follows and are not intended to duplicate or supplant services, facilities and improvements that are currently provided by the City of Los Angeles within the District boundaries:

Safety and Security Services

Funding resources will be earmarked to contract or hire a security team, which will patrol the entire District and will be responsible for coordinating the District's activities with the Hollywood Division of the Los Angeles Police Department (LAPD), the Los Angeles County Sheriff's Metro Patrol, and the City Attorney's office to deter crime, initiate citizen's arrests when necessary, warn and advise trespassers and panhandlers, and respond to visitor inquiries. The team may either be armed, or unarmed, depending upon the needs of the District, as defined by the Security Committee and the Board of Directors. Among other services, this budget item covers deployment of officers, office space, training, overtime, court pay, equipment (e.g., vehicles, surveillance cameras, etc.) and homeless services outreach. Security services are available throughout the entire District equally on a "call for service" basis, but foot patrols will provide differential levels of coverage to three of the zones of benefit (described in the Section under Determination of Benefit Areas, Zones of Benefit).

Maintenance and Streetscape

Funding resources will be earmarked to contract with a maintenance vendor and/or hire staff who will provide services – street sweeping; sidewalk sweeping and pressure washing; Walk of Fame star polishing; gutter and storm drain cleaning; landscape planting and maintenance services; tree trimming; graffiti removal and sticker removal; trash removal; and related services for only the parcels within the boundaries of the District. Funds may also be set aside each year to pay for special capital improvements, new street furniture (e.g., trash receptacles, benches, signage, planters, etc.), holiday decorations and similar improvements within the District. These are services and or repairs that are not otherwise provided by the City of Los Angeles except at very base levels.

Marketing and Consulting

Funding resources may be earmarked to contract or hire professional consulting services to assist with communications or pressing issues facing the parcel owners in the District. The Board of Directors, with input from the parcel owners, will determine each year how these funds should be allocated. The types of consulting services contemplated include: marketing, media relations, event planning, public relations guidance, economic development, retail recruitment, grant writing, and District renewal (in the final year of the District). Funds may also be utilized to match grant proceeds, or for “district branding” opportunities, such as pole banners, logos, signs and wall maps; promotional materials, including advertising, maps, visitors’ guides, press releases; maintenance of the District web site; annual economic benchmarking research, and similar projects. In addition, overtures may be made to potential corporate sponsors to attract new (non-assessment) revenues to leverage the marketing activities of the District.

District Management, Policy Development and Administration

Funding resources are allocated to District Management and administration to pay for the following items: office expenses; legal, telephone/internet access; accounting services; business meals; travel; insurance (workers compensation, general liability and directors/officers liability); dues/subscriptions; equipment/furniture; rent; and database maintenance. Personnel expenses include salaries, benefits and payroll taxes. The administrative office, in addition to coordinating all affairs of the Owners Association, and complying with all contractual obligations to the City of Los Angeles in the management of the District, also serves as the “voice” of the parcel owners to the community, the media and government policy makers. For example, the staff may serve as the spokesperson on behalf of parcel owner interests on issues affecting the entire District including but not limited to: municipal service levels; law enforcement and public safety; street, sidewalk and sanitation services; enforcement of existing municipal codes; traffic congestion relief and policies related to parking, valet parking, taxi and shuttle access; tax relief; protection of rights of parcel owners to form and guide business improvement districts, and other related matters as determined by the Owners Association. In addition to these services, there are allowances in the budget for contingency, City fees and reserve funds, as described in the Management District Plan.

Contingency/City Fees/Reserves

Funding resources are collected and allocated as needed for fees paid to the City of Los Angeles, for services rendered in connection with the annual assessment process for the District; non-earmarked funding designated to meet special needs arising each year related to security, maintenance, streetscape, special projects or marketing needs; and operational reserves to cover assessment revenue shortfalls that may occur from time to time as a result of delinquencies.

Because the assessments are collected as part of each parcel's property taxes on the County tax rolls, each year a small percentage of the parcels may not pay their property taxes, creating a revenue shortfall for that year. A reserve fund has been established to offset these temporary revenue shortfalls. Eventually these delinquent assessments will accrue to the District, either at the time of property transfer (when all outstanding fees, taxes and assessments are collected) or upon the County of Los Angeles initiating a tax auction to recover delinquent taxes and assessments. If the funds are collected during the life-span of the District, they are included in operating capital. If they accrue after the District expires, they accrue to a Special Projects Account.

Benefit Analysis

Each of the proposed improvements, services and activities, and the associated costs and assessments have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the Act and the California Constitution.

Specifically:

In accordance with the provisions of the California Constitution Article XIID Section 4a:

"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel."

In addition, Article XIID Section 2i defines Special Benefit as:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Inasmuch as all the improvements (services and activities) planned and budgeted for the District over the seven-year term of the District are specifically intended to enhance and service the individually assessed parcels within the District and are an integral part of the appearance, use, protection and preservation of those parcels, these improvements are clearly a special benefit to those individually assessed parcels. In addition, these improvements shall be provided to only the parcels within the District boundaries (no services will be extended outside the District boundaries) and these services and activities are above and beyond those currently provided by the City of Los Angeles which collectively qualifies these services and activities as particular and distinct benefits. Conversely, general benefit would be defined as an overall and similar benefit to real property within the District or to the public at large. The terminology "At large" includes, but is not limited to, all members of the public, including those who live, work,

and shop within the District, and not simply transient visitors. While such services and activities may inherently produce general benefits for real property within the District or to the public at large, those benefits are more indirect and less quantifiable and certainly do not reduce the special benefits to the parcels in the District.

In the May 2009 Appellate Court case of Robert Dahms vs. Downtown Pomona Property et al, the Court noted:

"Under article XIII D, "[n]o assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel." (Cal. Const., art. XIII D, § 4, subd. (a).) The provision is unambiguous, and nothing in article XIII D says or implies that if the special benefits that are conferred also produce general benefits, then the value of those general benefits must be deducted from the reasonable cost of providing the special benefits before the assessments are calculated. Rather, the only cap the provision places on the assessment is that it may not exceed the reasonable cost of the proportional special benefit conferred on that parcel."

The Court further stated in this case regarding PBID assessments:

"...(security services, streetscape maintenance, and marketing, promotion, and special events) are all special benefits conferred on the parcels within the PBID—they "affect the assessed property in a way that is particular and distinct from [their] effect on other parcels and that real property in general and the public at large do not share." (SVTA, supra, 44 Cal.4th at p. 452.) Under article XIII D, therefore, the cap on the assessment for each parcel is the reasonable cost of the proportional special benefit conferred on that parcel. If the special benefits themselves produce certain general benefits, the value of those general benefits need not be deducted before the (caps on the) assessments are calculated."

The assessment revenues to be collected to support the security, maintenance and marketing activities and services of the District shall be used for only those improvements, services and activities outlined in the Management District Plan. These services and activities provide property owners a useful tool to collectively address some of the key issues facing the parcels within the District by ensuring the safe and efficient movement of people and goods and enhancing the aesthetic appeal of the area. Ultimately, the goals of the District are to enhance the living and work environments, sales, and business opportunities for the parcels within its boundaries, and to allow individual parcels to be developed and utilized to their full potential. In doing so, the District's services reduce the costs that property owners might incur for private security, cleaning and maintenance of the areas adjacent to their parcels, as well as for marketing and promotional activities. Together, increased security and the maintenance of the streets, and public walkways in the District, and marketing will contribute to a specific enhancement and advantage to the individually assessed parcels within the District and the absence of these services and activities could eventually have a negative impact on those parcels. As such, it has been determined that the services and activities to be funded by annual assessments confer a particular and distinct special benefit to the parcels to be assessed within the District.

While the improvements, services and activities proposed for the District include public streets and facilities, as well as a safety and security program that will in part serve the public, it is clear that these services and activities are being provided for the purpose of specifically enhancing the environment and opportunities of the parcels within the District above and beyond the basic City services currently provided within the District. Furthermore, those basic City services will continue to be provided at the same level of service provided throughout the City of Los Angeles, and are considered to be general benefit and shall be funded by other revenue sources and not included as part of the special benefit assessments levied on parcels within this District.

Based on the discussion above, it is apparent that the proposed District improvements, services and activities are not required nor necessarily desired by any parcels outside the District boundary and any public access, use or availability of these services and activities by others is considered incidental to providing the improvements, services and activities to the individually assessed parcels that directly benefit from those improvements, services and activities. Therefore, it has been determined that the services, maintenance and operations to be provided by this District and to be funded entirely by annual District assessments are consistent with the intent of the Act, the Constitution and current case law, and provide no measurable general benefit to parcels outside the District or to the public at large.

Determination of Benefit Areas (Zones of Benefit)

While it has been determined that the services and activities to be provided by the District are entirely special benefit (no measurable general benefit), the level of service and activities to be provided vary within the boundaries of the District.

In order to properly allocate the cost of the services or variations in services, benefit areas (hereafter referred to as "Zones") have been established for the District. These Zones are based on differences in services or the level of service to be provided within those Zones. The overall cost of providing each of the services and activities shown in this Report have been budgeted and allocated to the various Zones, (Zones 1, 2 and 3), based on an estimate of the service level demands within each of the respective Zones. The costs and expenditures associated with each Zone are proportionately allocated to each of the benefiting parcels within a Zone based on specific physical characteristics of the parcels within the District, including each parcel's street frontage, parcel lot size and building square footage. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for building size and parcel lot size based on their street (situs) address. If no street (situs) address has been assigned by the County Assessor's Office, they are assigned to a Zone based on the Zone designation of the street for which they have the largest frontage or the street that would reasonably be considered the parcels access point. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders.

The following is a description of the District Zones:

Zone 1:

Includes those parcels for which their primary street frontage location ¹ is Sunset Boulevard, from Cassil Place to Highway 101; and Vine Street, from Selma Avenue to Santa Monica Boulevard.

Service Level – Zone 1 parcels receive the highest level of security and maintenance services due to the intensity of pedestrian activity, commercial storefronts and business activities which generate trash, dirty the sidewalk, and elicit the most frequent calls for service. Zone 1 streets serve as the main thoroughfare for security teams who patrol by vehicle, foot, bike or T-3. The greatest portion of patrol resources are dedicated to Zone 1. In addition, one video surveillance camera will be placed within Zone 1 which requires ongoing maintenance. Common areas within Zone 1 receive the highest level of maintenance services including: daily street sweeping; routine pressure washing (a minimum of ten washes per year); and regular porter service. Forty trash receptacles will be placed and serviced within this zone. Stars located along the portion of the Walk of Fame within Zone 1 will be polished at a minimum of one time per month. District-branded pole banners will be placed most frequently in Zone 1. Communications, marketing and web resources will benefit Zone 1 parcels, regardless of whether they are publically or privately owned.

Location – Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 1.

Zone 2:

Includes those parcels for which their primary street frontage location² is along Selma Avenue, from Cassil Place to Vine Street and from Argyle Avenue to North Gower Street; along Wilcox Avenue, south of Selma Avenue and north of Sunset Boulevard; and along North Cahuenga Boulevard, south of Selma Avenue and north of Homewood Avenue.

Service Level – Zone 2 parcels receive regular but less frequent or moderate levels of service as compared to Zone 1, as the zone includes a mix of multi-family residential and commercial parcels which generate less pedestrian activity than Zone 1. Security teams will patrol Zone 2 by vehicle, foot, bike and T-3, but at a less intense frequency compared to Zone 1. Zone 2 areas receive a moderate level of services including: daily street sweeping; regular pressure washing (a minimum of nine times per year); trash removal as needed from City-sponsored (Adopt-a-Basket) trash receptacles. Communications, marketing and web resources will benefit Zone 2 parcels, regardless of whether they are publically or privately owned.

Location – Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 2.

¹ Primary Street may be different from Situs Street.

² Primary Street may be different from Situs Street.

Zone 3:

Includes those parcels for which their primary street frontage location³ is along Cassil Place; Seward Street; Schrader Boulevard; Hudson Avenue; Wilcox Avenue, south of Sunset Boulevard and north of De Longpre Avenue; Cole Place; Ivar Avenue; Morningside Court; Argyle Avenue; North El Centro Avenue; Gower Street; La Baig Avenue; Gordon Street; Tamarind Avenue; Bronson Avenue; Van Ness Avenue; Wilton Place; Harold Way; Leland Way; De Longpre Avenue; Homewood Avenue; Afton Place; Fountain Avenue; La Mirada Avenue; Lexington Avenue; Banner Avenue; and Santa Monica Boulevard.

Service Level – Zone 3 parcels receive occasional or as needed services and activities with an overall service level that is less than that of Zones 1 and 2. This zone receives the lowest level of service due to low levels of pedestrian activity and fewer storefront entrances and commercial businesses facing the street. Its services include but are not limited to: minimal routine patrol resources, all streets are swept daily and sidewalks are pressure washed every other month, reduced administrative demands due to minimal retail and tourist attention. Zone 3 common areas receive the least amount of maintenance services. Communications, marketing and web resources will benefit Zone 3 parcels, regardless of whether they are publically or privately owned.

Location –Reference the Boundary Map within this Report, for detail on the location of parcels within Zone 3.

Note: Additional detail on services provided by the District is described within the Management District Plan. The Board of Directors of the Owners Association is charged with facilitating and implementing the activities and services to be provided by the District.

The Boundary Map contained in this Report shows the overall boundaries of the District as well as each of its Zones.

The overall estimated annual cost to provide the various improvements and services appears in the District Budget Section of this Report. The allocation of these overall costs to Zones 1, 2 and 3 are based on their level of service as described above. The improvement costs allocated to each Zone and the apportionment of those costs to the various parcels is more fully described in the Method of Apportionment.

³ Primary Street may be different from Situs Street.

Method of Apportionment

Method of Apportionment Rationale

The annual assessments levied for the District shall fund the services, activities and operations associated with the District ("Improvements"). As previously discussed, the District has been divided into three benefit zones ("Zones"). All parcels that receive special benefits from the Improvements within each Zone, share in the cost of the Improvements associated with that Zone. The costs and assessments set forth in this Report are based upon an estimate of the expenses related to those Improvements including all direct service costs, administration and incidental expenses based on the history of providing those services and activities throughout the District in the preceding five years as well as an estimate of the costs associated with proposed enhancements to existing levels of service, new services, and expansion of the District boundaries.

The total amount allocated to each Zone is a direct reflection of the services and activities provided in that area, and is spread equitably among the benefiting parcels within that Zone based on each individually assessed parcel's proportional street frontage; proportional building square footage (which includes ground floor, non-ground floor, improved basement and; if applicable, parking structure); and proportional lot size. For parcels comprised of separate ground-floor and non-ground-floor parcels (including airspace parcels), both the street frontage and lot size of the ground-floor parcel is allocated proportionately to the ground-floor parcel and each non-ground floor parcel as a ratio of their individual parcel sizes to the collective total of those lot sizes based on either the lot size information contained on the Assessor's secured roll or parcel maps.

Specific street frontage is assigned to a parcel based on its proportional frontage on each street which it borders. Corner parcels and parcels which have street frontage on more than one side are assigned to a Zone for parcel lot size and building size based on the parcel's street (situs) address. If no street (situs) address has been assigned by the County Assessor's Office, parcels are assigned to a Zone based on the Zone designation of the street for which the parcel has the largest frontage or in cases where the parcel may not have street frontage, the parcel is assigned to a Zone based on the street reasonably considered the parcels access point or that is consistent with surrounding parcels. Zone assignment for street frontage is assigned to a parcel separately for each Zone street designation it borders.

It has been determined that each and every parcel within the District, except those identified as exempt parcels, receives a particular and distinct benefit from the Improvements, over and above any general benefit. The safety and security program reduces street disorder and helps prevent crime, thereby protecting the parcels within the District and increasing their attractiveness to tenants, residents, employees, customers and visitors. The maintenance and streetscape program, including trash removal, graffiti cleanup, and street and sidewalk cleaning directly benefits each of the individually assessed parcels in the District adjacent to the streets being maintained. In addition, the marketing and consulting programs promote the District as a place to live, visit, shop, work, worship, and invest, and enhance economic development within the District, thereby benefiting each individually assessed parcel and potential parcel development within the District.

In compliance with Section 36632(a) of the California Streets & Highways Code, the assessments are calculated and shall be levied on the basis of the estimated benefit to real property and parcels may be classified for purposes of determining the benefit to property. Accordingly, the formulas used for calculating the assessment obligation for each individual parcel within the District have been formulated to reflect each parcel's proportional special benefit as compared to other parcels in the District utilizing identifiable variations in each parcel and their overall benefit from the improvements, services and activities proposed in the Management District Plan.

With the exception of the parcels described in the section as Exempt Parcels, all individually assessed parcels within the District boundaries are identified as commercial and/or multi-family residential parcels (properties zoned solely for residential use are not assessed). While the parcels within the District may include various commercial and multi-family residential types, and the specific use or business associated with each parcel may change over the term of the District, the improvements and services to be provided by the District are intended to support all parcels within its boundaries and not one specific use or type. Therefore the method of apportionment established for this District and described herein, reflects the proportional special benefit each parcel receives from the improvements, services and activities based on various parcel characteristics for each individually assessed parcel as compared to other parcels within the District utilizing similarities and differences in street frontage, parcel size and building square footage, rather than variations in the type (land use) of parcel.

Collectively, each parcel's proportional street frontage, parcel lot size and building square footage effectively and fairly represents each parcel's proportional special benefit from the services and activities to be provided as compared to other parcels within the District and each respective Zone reflects varying level and/or frequency of service and ultimately the cost and special benefits apportioned to the individually assessed parcels in each Zone. While other factors such as daily trip generations, operating hours, number of employees and sales receipts are occasionally used for the calculation of special benefit assessments, these factors are primarily business related rather than property related and as such, for this District, it has been determined that these considerations would not be useful or appropriate for the calculation of special benefit given the type of improvements, services and activities to be funded by the assessments and the types of parcels and development within the District.

Accordingly, the formulas used for calculating the assessment obligation for each individual parcel within the District have been formulated to reflect each individually assessed parcel's proportional special benefit as compared to other parcels in the District utilizing identifiable and measurable variations in parcel characteristics (namely each parcel's proportional street frontage along the various street service levels; proportional building square footage and proportional lot size).

Exempt Parcels

In compliance with Streets and Highways Code Section 36632(a), the assessments are calculated and shall be levied on the basis of the estimated benefit to real property and parcels may be classified for the purposes of determining the benefit to parcel.

In general, most parcels owned by government agencies receive similar special benefits from the improvements and services provided by the District and are subject to annual

assessments. The District contains such parcels, including parking structures, garages and parking lots that may be used for public services and future development and that may and shall be subject to annual assessment.

Exempt from District assessments are the areas of public streets, private streets, dedicated public easements, and rights-of-ways including greenbelts and parkways, or any other such parcel that is used for public services. Taking into consideration the improvements and services to be provided by the District and the reasons for such activities as well as their association with various parcels in the District, it has been determined that the following types of parcels shall be exempt (although some or all of these parcel types may not currently exist within the District):

- ♦ **Non-occupied government utility parcels:** Parcels for which their sole purpose is for providing utilities or the right-of-ways for such utilities, such as those owned by the Department of Water and Power (DWP) in which there is no commercial use other than serving as a utility facility or service point.

- ♦ **Residentially zoned parcels:** Pursuant to Streets and Highways Code Section 36632(c), "properties zoned solely for residential use" are presumed to not benefit from the improvements and services funded through a Property and Business Improvement District and shall not be subject to the District assessments. According to the Los Angeles City Clerk and the City of Los Angeles zoning regulations, residential zoning designations including, but not limited to R1, R2 and R3 are exclusively residential zonings and such parcels shall not be subject to the District assessments unless the parcel is rezoned to a zoning designation that is not solely residential. Conversely, residential zoning designations R4 and R5 allow for development that may include uses other than residential, and such parcels would be subject to special benefit assessments based on the assessment formula outlined in the following section.

Assessment Formulas

Upon evaluation of the improvements, and their relationship to the parcels within the District, the costs of the District improvements have each been apportioned by a method and by formulas which fairly distributes the net amount to be assessed among all assessed parcels in proportion to the estimated special benefits to be received by each parcel from the improvements.

For the purpose of calculating the proportional special benefit assessments for parcels within the District, a budget has been established for Zones 1, 2 and 3 which includes and reflects the proportional cost of providing the improvements and level of service proposed for each of those areas. As previously noted, Zone 1 parcels receive the highest level of security and maintenance services and although these parcels represent about 43% of the total assessed parcels, the level of service and activities for this Zone accounts for approximately 65% of the District budget; in Zone 2 parcels receive regular but less frequent or moderate levels of service as compared to Zone 1, and accounts for approximately 13% of the District budget; and, while Zone 3 includes approximately 42% of the total assessed parcels, these parcels receive an overall service level that is less than that of Zones 1 and 2, which accounts for approximately 13% of the District budget.

Similar to the overall allocation of the District budget to the various Zones based on service levels and direct cost for providing those services, the various services and

activities are apportioned to the individual parcels based on the three parcel characteristics identified above (street frontage, building square footage and lot square footage). While each of these factors are certainly appropriate measurements of each parcel's proportional special benefit compared to other parcels, the services and activities to be provided by the District are predominately street frontage related services and activities (i.e. street sweeping, sidewalk services, porter services, and security patrols) and the street frontage of each parcel is clearly the most significant factor and representation of each parcel's proportional special benefits and represents approximately 50%, of the total cost allocation to parcels in the District. Although building and lot size may be less of a factor in determining the proportional special benefit of each parcel receives (approximately 25% of the total cost allocation each) not all services and activities provided by the District are as directly street related (i.e. marketing, refuse and debris control as well as portions of the security efforts). In addition, parcel development (building and lot sizes) often times facilitate the demand for services and certainly the frequency or level of service needed, which makes them an important factor in determining each individually assessed parcel's proportional special benefit and assessment obligation.

The following formulas provide a summary of the assessment calculations:

Step 1:

Parcel Characteristics by Zone

The specific characteristics of each parcel are identified and used to calculate the parcel's proportional special benefit. The following table is a summary of these characteristics:

Parcel Statistics for each Zone	Zone 1	Zone 2	Zone 3	Total
Total Parcels	117	41	115	273
Assessed Parcels	117	41	95	253
<i>Service Level 1 Street Frontage</i>	<i>13,617</i>	<i>133</i>	<i>861</i>	<i>14,611</i>
<i>Service Level 2 Street Frontage</i>	<i>1,032</i>	<i>4,314</i>	<i>583</i>	<i>5,929</i>
<i>Service Level 3 Street Frontage</i>	<i>14,835</i>	<i>2,105</i>	<i>13,678</i>	<i>30,618</i>
Total Street Frontage (Ln. Ft.)	29,484	6,552	15,122	51,158
Total Lot Size (Sq. Ft.)	3,227,257	577,167	1,854,068	5,658,492
<i>Building Sq Ft</i>	<i>3,895,844</i>	<i>477,011</i>	<i>1,454,715</i>	<i>5,827,570</i>
<i>Parking Structure Sq Ft</i>	<i>4,900</i>	<i>110,080</i>	<i>610,246</i>	<i>725,226</i>
Total Building/Structure Size (Sq. Ft.)	3,900,744	587,091	1,921,802	6,409,637

Step 2:

Allocation of Individual Services Costs to Zones

Each of the various services and activities to be provided throughout the District are allocated to the various Zones based on level of service and/or proportional special benefit. The following table shows the overall budget allocation:

Budget Allocation by Service	Zone 1	Zone 2	Zone 3	Total
Maintenance Services & Activities	\$ 234,919	\$ 46,188	\$ 113,857	\$ 394,964
Security & Safety Services & Activities	532,371	79,308	137,046	748,726
Marketing Services & Activities	25,483	4,900	6,951	37,334
Management & Administration	116,690	19,193	37,967	173,850
Fees & Reserves	50,207	8,258	16,336	74,801
Total Budget Allocation	\$ 959,670	\$ 157,849	\$ 312,157	\$ 1,429,675

Step 3:

Allocation of Costs by Characteristics to Zones

The services and activities to be provided throughout the District are allocated to the various characteristics of the parcels within the Zones of the District. The following table shows the budget allocation:

Budget Allocation by Characteristics	Zone 1	Zone 2	Zone 3	Total
Street Frontage (Ln. Ft.)	\$ 460,944	\$ 83,774	\$ 174,402	\$ 719,119
Lot Size (Sq. Ft.)	256,170	39,464	72,283	367,917
Building/Structure Size (Sq. Ft.)	959,670	34,610	65,472	342,638
Total Budget Allocation	\$ 959,670	\$ 157,849	\$ 312,157	\$ 1,429,675

Step 4:

Determination of Parcel Assessment Rates

Based on the parcel characteristics and budget for each Zone, the following rates have been calculated for parcels within each Zone:

Applied Rates per Ln. Ft or Sq. Ft.	Zone 1	Zone 2	Zone 3
<i>Service Level 1 Street Frontage</i>	21.004480	21.004480	21.004480
<i>Service Level 2 Street Frontage</i>	13.475375	13.475375	13.475375
<i>Service Level 3 Street Frontage</i>	10.853992	10.853992	10.853992
Street Frontage (Avg. Rate per Ln. Ft.)	15.633685	12.786022	11.532992
Lot Size (Rate per Sq. Ft.)	0.079377	0.068376	0.038986
<i>Buiding Sq Ft</i>	0.062182	0.058952	0.034068
<i>Parking Structure Sq Ft</i>	0.062182	0.058952	0.034068
Building/Structure Size (Rate per Sq. Ft.)	0.062182	0.058952	0.034068

Sample Assessment Calculation

As previously noted, each parcel's proportional special benefit and individual assessment obligation is determined by four (4) factors:

- ♦ Zone Designation
- ♦ Street Frontage
- ♦ Building Square Footage
- ♦ Lot Size (Square Footage)

The following provides a sample calculation for a parcel within Zone 1 with the following parcel characteristics:

- ♦ Lot size — 2,500 square feet; and,
- ♦ Building/structural square footage — 6,000 square feet; and,
- ♦ Service Level 1 Street Frontage — 250 linear feet; and,
- ♦ Service Level 3 Street Frontage — 100 linear feet.

The following shows the calculation of this parcel's annual assessment:

2,500 SqFt	x	\$0.079377 (Zone 1 Lot Rate per SqFt)	=	\$198.44
6,000 SqFt	x	\$0.062182 (Zone 1 Building/Structure Rate per SqFt)	=	\$373.09
250 LnFt	x	\$21.004480 (Zone 1 Street Frontage Rate per Ft)	=	\$5,251.12
100 LnFt	x	\$10.853992 (Zone 3 Street Frontage Rate per Ft)	=	<u>\$1,085.40</u>
Total Annual Assessment				\$6,908.05

Annual Assessment Adjustments

For the seven year term of the District renewal, annual assessments may be adjusted by the lesser of the annual increase in the Los Angeles-Riverside-Orange County area Consumer Price Index for All Urban Consumers (CPI-U) or three percent (3%) per year. Actual annual adjustments may range from zero percent (0%) to three percent (3%). Adjustments may differ from year to year depending on the service needs identified by the Board of Directors of the Owners Association.

In addition, over the lifespan of this District, zoning changes which impact parcels previously determined ineligible for assessment (i.e., parcels previously zoned solely for residential use being convert or rezoned to a zoning designation eligible for assessment) may also result in an increase in the assessment revenue and budget.

Any annual budget surplus will be accrued into the following year's District budget and expended within the budget categories outlined in the Management District Plan. Assessments will be set accordingly, within the constraints of the annual adjustment, to adjust for surpluses that are carried forward.

Disestablishment

State law provides for the disestablishment of a Property and Business Improvement District pursuant to an annual review process. Each year that the district is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the District. This 30-day period begins each year on the anniversary day that the District was first established by City Council.

Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50 percent (50%) or more of the assessments levied, the district may be disestablished. The City Council will hold a public hearing on disestablishing the district prior to actually doing so.

District Budget

The Owners Association will be vested with the responsibility to enter into contracts with service providers and consultants, hire staff, and manage the day-to-day affairs of the District and to make adjustments to the budget categories as the needs of the District dictate, and in accordance with the terms and conditions outlined in the contract between the Owners Association and the City of Los Angeles.

Budget Categories

The services and activities planned for the District over the next seven years are described in detail in the Management District Plan. The budget for the overall District is presented in this section and includes these categories:

- ♦ Safety and Security
- ♦ Maintenance, Streetscape and Beautification
- ♦ Marketing and Consulting
- ♦ District Management, Policy Development and Administration
- ♦ Contingency/City Fees/Reserve for Non-payment

The budget for Zones 1, 2 and 3 is estimated to be approximately \$1,429,675 for the first year (calendar year 2012).

Funds that have accrued at the end of the 2007-2011 term of the Sunset & Vine Improvement District will be placed in a Special Projects Account. The Board of Directors of the Owners Association may utilize the funds in this account to pay for one-time special expenses, capital improvements and infrastructure repairs. The types of projects that are appropriate for this account include: trees and landscaping, lights and repairs to lights, street furniture, and street festivals. The amount that will remain in reserve at the end of year 2011 was not known at the time this report was prepared. However, it is estimated that the reserve at the end of the District's current term will be less than \$30,000. Additionally, delinquent assessments from the 2007-2011 tax years that are paid in the future will also accrue to this Special Projects Account.

At the end of the current term period, if the District is not renewed, its remaining funds shall be returned to the existing parcel owners subject to procedures outlined in state law and the City's contract with the non-profit management association, the Owners Association. The current contract stipulates that if the District is discontinued, then the existing assets of the District shall become the property of the City and shall be used only (1) to pay the City any amount owed to it by the District and (2) to disburse the remaining assets to the owners of assessed parcels. If the District is renewed, any funds that accrue at the end of the seven-year period shall be placed in a Special Projects Account for the District.

Budget for Zones 1, 2 and 3

The budget for the overall District shown on the following page lists the estimated costs of providing the various improvements and services within Zones 1, 2 and 3 of the District for the first year of the renewal, (Calendar Year 2012). This budget is subject to adjustment for the annual inflation factor for each succeeding year of the term of the District as described previously.

Further, as a result of continued development, the District may experience the addition or subtraction of assessable street frontage, land area or building area for parcels included and assessed within the District boundaries. The modification of parcel improvements assessed within the District may result in an increase or decrease in the amount of total assessment for these parcels. In future years, the assessments for the special benefits bestowed upon the included District parcels may change in accordance with the assessment methodology formula described in this Report and the Management District Plan, provided the assessment formula does not increase, other than through the CPI-U adjustment, described in the method of apportionment section of this Report.

The Owners Association will review the District costs annually and make recommendations for any changes or adjustments to the budget. Changes to the budget could result in changes to the annual assessment; however, the resulting total assessment may not exceed the adjusted maximum assessment amounts established in this Report without first obtaining property owner approval through a Proposition 218 assessment ballot proceeding. The adjusted maximum assessment will be calculated each year independent of the annual budget and annual assessment. The allowed Annual Assessment Adjustment shall not constitute an increase above the maximum assessment.

District Budget for 2012

<u>Safety and Security Services – 52%</u> Deployment of officers (armed and/or unarmed), office space, training, overtime and court pay, vehicles, homeless outreach activities, video surveillance cameras and maintenance and related services.	\$748,726
<u>Maintenance, Streetscape and Beautification- 28%</u> Daily service throughout the district including sidewalk pressure washing, street sweeping, trash and graffiti removal, storm drain cleaning, limited tree trimming and star polishing. Services are zone-specific. Also includes expenditures for ongoing maintenance of streetscape elements not maintained by City including trash receptacles, related sidewalk fixtures, and planters.	\$394,964
<u>Special Projects: District-wide Improvements, Marketing and Consulting - 3%</u> Supports services and/or professional consulting to promote and/or improve the aesthetic character of the entire District; services may include media relations; event planning; promotional materials; pole banners and District branding programs; way finding signage, pedestrian amenities, website development and maintenance, and research.	\$37,334
<u>District Mgmt, Policy and Administration - 12%</u> Provides for office expense, legal, accounting, telephone, insurance, equipment, technical support, City fees, travel, meals, meetings, etc. Includes staff, payroll taxes, and benefits.	\$173,850
<u>Contingency/City Fees/Reserve for Non-Pay - 5%</u> Reserve set aside for special needs arising each year relating to security, maintenance, streetscape, special projects or marketing needs. Includes annual administrative fee to City of Los Angeles and reserve for "non pay" of assessments.	\$74,801
District Budget Total	\$1,429,675

Boundary Map

The Boundary Map for the District is shown in reduced scale on the following page. The map is inclusive of all parcels identified on the County of Los Angeles Assessor's Parcel Maps to be included within the District. Full size copies of the Boundary Map will be kept on file with the City Clerk of the City of Los Angeles. For the Public Hearing on this District, the Final Engineer's Report will contain an Assessment Diagram.

Sunset & Vine BID Proposed District Boundaries



Assessment Roll

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the County Assessor's Map for the year in which this Report is prepared.

The Assessment Roll, which includes a listing of assessor parcels assessed within this District, along with their assessment amounts, is shown following.

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5533-005-001	Zone 1	110	-	-	110	31,850	69,872	\$9,183.43
5533-005-002	Zone 1	55	-	-	55	15,965	17,278	\$3,496.88
5533-005-003	Zone 1	68	-	76	144	5,143	4,221	\$2,923.91
5533-005-051	Zone 1	140	-	340	480	47,590	33,362	\$12,483.06
5533-005-056	Zone 3	-	-	208	208	11,570	45,333	\$4,253.10
5533-005-057	Zone 3	-	-	150	150	18,520	7,100	\$2,592.00
5533-006-003	Zone 1	93	-	128	221	12,086	25,463	\$5,885.42
5533-006-029	Zone 1	115	-	115	230	13,675	12,898	\$5,551.23
5533-007-001	Zone 1	70	-	135	205	9,453	6,020	\$4,060.29
5533-007-002	Zone 1	70	-	-	70	9,460	9,760	\$2,828.12
5533-007-023	Zone 1	100	-	-	100	13,502	9,498	\$3,762.80
5533-007-025	Zone 1	160	-	-	160	33,503	19,214	\$7,214.85
5533-007-028	Zone 1	-	-	-	-	16,200	9,894	\$1,901.14
5533-007-033	Zone 1	55	-	-	55	6,876	10,340	\$2,344.01
5534-001-400	Zone 1	236	-	521	757	65,043	29,858	\$17,631.54
5534-002-001	Zone 1	68	-	198	266	13,525	23,298	\$6,099.68
5534-002-018	Zone 1	82	-	-	82	14,269	13,536	\$3,696.70
5534-002-023	Zone 1	141	-	184	325	27,237	13,475	\$7,958.65
5534-005-001	Zone 1	140	-	70	210	9,829	27,500	\$6,190.62
5534-005-024	Zone 3	125	-	340	465	42,505	20,156	\$8,659.69
5534-006-024	Zone 1	131	-	176	307	24,704	11,562	\$7,341.77
5534-006-025	Zone 3	131	-	176	307	24,339	2,102	\$5,682.38
5545-007-026	Zone 3	-	-	60	60	7,034	-	\$925.47
5545-007-027	Zone 1	50	-	-	50	7,609	7,600	\$2,126.78
5545-007-028	Zone 3	50	-	152	202	8,681	9,450	\$3,360.41
5545-007-029	Zone 1	55	-	134	189	7,370	3,604	\$3,418.79

*Sunset & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018*

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5545-007-030	Zone 1	55	-	-	55	7,370	8,930	\$2,295.55
5545-008-002	Zone 1	50	-	-	50	6,706	29,035	\$3,387.97
5545-008-003	Zone 1	50	-	-	50	6,705	150	\$1,591.77
5545-008-004	Zone 1	55	-	-	55	7,376	-	\$1,740.73
5545-008-005	Zone 1	55	-	-	55	7,376	-	\$1,740.73
5545-008-006	Zone 1	55	-	-	55	8,277	9,200	\$2,384.32
5545-008-007	Zone 1	55	-	-	55	7,375	18,144	\$2,868.89
5545-008-013	Zone 3	-	-	45	45	5,403	-	\$699.07
5545-008-014	Zone 3	-	-	45	45	5,403	-	\$699.07
5545-008-015	Zone 3	-	-	45	45	5,402	-	\$699.03
5545-008-040	Zone 1	55	-	309	364	13,980	11,261	\$6,319.05
5545-008-041	Zone 3	-	-	175	175	6,605	8,417	\$2,443.70
5545-008-043	Zone 3	-	-	100	100	12,001	10,000	\$1,893.95
5545-008-400	Zone 1	91	-	129	220	12,632	8,560	\$4,846.54
5545-009-029	Zone 3	-	-	40	40	11,926	-	\$899.11
5545-009-030	Zone 3	-	-	50	50	14,911	-	\$1,124.02
5545-009-031	Zone 1	50	-	-	50	8,247	-	\$1,704.84
5545-009-032	Zone 1	100	-	-	100	16,409	-	\$3,402.95
5545-009-033	Zone 1	148	-	162	310	24,122	-	\$6,781.74
5545-009-035	Zone 1	171	-	268	439	42,333	16,000	\$10,855.82
5545-011-022	Zone 1	50	-	-	50	8,752	6,402	\$2,143.02
5545-011-023	Zone 1	50	-	-	50	8,752	-	\$1,744.93
5545-011-024	Zone 1	50	-	-	50	8,753	-	\$1,745.01
5545-011-025	Zone 1	50	-	-	50	8,752	21,936	\$3,108.95
5545-011-026	Zone 1	96	-	171	267	17,483	1,232	\$5,336.82
5545-011-028	Zone 3	194	-	358	552	41,883	5,616	\$9,784.78
5545-011-029	Zone 1	50	-	175	225	8,790	5,136	\$3,966.76
5545-011-031	Zone 1	245	-	-	245	42,887	86,859	\$13,951.41
5545-013-001	Zone 1	135	-	155	290	20,959	25,592	\$7,772.99
5545-013-002	Zone 3	-	-	50	50	6,762	1,720	\$864.92
5545-013-043	Zone 1	58	-	-	58	10,658	19,546	\$3,279.67
5545-013-051	Zone 1	117	-	-	117	16,553	18,126	\$4,898.56

**Sunset & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018**

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5545-013-055	Zone 1	-	-	-	-	900	-	\$71.44
5545-013-056	Zone 1	-	-	-	-	2,250	4,440	\$454.69
5545-013-057	Zone 3	-	-	50	50	6,753	24,311	\$1,634.20
5545-013-058	Zone 3	-	-	46	46	20,855	-	\$1,312.33
5545-013-059	Zone 3	-	-	1,096	1,096	155,945	150,304	\$23,096.20
5545-013-401	Zone 3	106	-	223	329	24,668	63,592	\$7,775.07
5545-013-403	Zone 1	158	-	-	158	35,172	98,472	\$12,233.75
5545-013-404	Zone 3	7	-	1,432	1,439	420,354	400,592	\$45,725.24
5545-014-001	Zone 1	180	-	207	387	37,336	-	\$8,991.21
5545-014-002	Zone 1	30	-	-	30	2,805	1,380	\$938.59
5545-014-003	Zone 1	50	-	93	143	4,673	4,018	\$2,680.42
5545-014-004	Zone 3	-	-	48	48	3,841	1,796	\$731.93
5545-014-005	Zone 3	-	-	45	45	3,601	2,054	\$698.80
5545-014-006	Zone 3	-	-	45	45	4,805	1,612	\$730.68
5545-014-007	Zone 3	-	-	35	35	4,555	2,092	\$628.74
5545-015-001	Zone 1	132	-	81	213	10,751	9,124	\$5,072.49
5545-015-002	Zone 3	-	-	50	50	6,603	-	\$800.12
5545-015-003	Zone 3	-	-	50	50	6,605	-	\$800.20
5545-015-047	Zone 3	-	-	40	40	5,200	8,154	\$914.68
5545-015-048	Zone 3	-	-	40	40	5,040	8,154	\$908.44
5545-015-049	Zone 1	126	-	97	223	13,236	1,742	\$4,858.35
5545-016-007	Zone 1	593	-	1,528	2,121	459,518	297,729	\$84,029.10
5545-016-900	Zone 1	265	-	956	1,221	323,026	138,500	\$50,195.65
5545-019-900	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-901	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-902	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-903	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-904	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-905	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-906	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-907	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-908	Zone 3	-	-	-	-	-	-	\$0.00

Sunco & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5545-019-909	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-910	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-911	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-912	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-913	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-914	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-915	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-916	Zone 3	-	-	-	-	-	-	\$0.00
5545-019-917	Zone 3	-	-	-	-	-	-	\$0.00
5546-010-017	Zone 1	-	-	17	17	2,968	23,292	\$1,868.45
5546-010-018	Zone 1	108	82	52	242	19,963	-	\$5,522.47
5546-010-019	Zone 1	-	-	17	17	2,967	28,098	\$2,167.22
5546-010-020	Zone 1	-	-	17	17	2,967	28,098	\$2,167.22
5546-010-021	Zone 1	105	79	51	235	19,352	60,782	\$9,139.22
5546-010-022	Zone 1	108	82	52	242	19,963	145,585	\$14,575.24
5546-010-023	Zone 1	3	3	2	8	617	-	\$174.13
5546-010-401	Zone 1	-	-	67	67	7,642	59,893	\$5,058.09
5546-010-402	Zone 1	172	-	52	224	17,728	-	\$5,584.38
5546-010-403	Zone 1	-	-	67	67	7,642	72,251	\$5,826.53
5546-010-404	Zone 1	-	-	67	67	7,642	72,251	\$5,826.53
5546-010-405	Zone 1	172	-	52	224	17,728	46,041	\$8,447.30
5546-010-406	Zone 1	172	-	52	224	17,728	155,211	\$15,235.71
5546-011-017	Zone 1	151	-	205	356	30,975	93,000	\$13,638.38
5546-011-400	Zone 1	100	95	969	1,164	85,757	97,578	\$26,772.86
5546-012-002	Zone 2	-	103	101	204	18,209	20,349	\$4,928.88
5546-012-004	Zone 2	-	40	-	40	6,859	4,200	\$1,255.61
5546-012-005	Zone 2	-	61	-	61	10,461	3,600	\$1,749.51
5546-012-006	Zone 2	-	51	55	106	11,532	10,429	\$2,687.53
5546-012-007	Zone 2	-	52	52	104	8,558	8,211	\$2,334.34
5546-012-009	Zone 3	-	145	279	424	21,101	-	\$5,804.83
5546-012-011	Zone 1	152	145	142	439	23,659	3,882	\$8,807.25
5546-012-400	Zone 2	-	254	-	254	18,450	9,365	\$5,236.38

**Sunset & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018**

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5546-013-002	Zone 2	-	145	-	145	22,900	35,715	\$5,625.21
5546-013-003	Zone 2	-	47	-	47	6,622	6,486	\$1,468.49
5546-013-009	Zone 2	-	20	-	20	6,515	-	\$714.98
5546-013-010	Zone 1	100	150	-	250	15,000	19,600	\$6,531.19
5546-013-011	Zone 1	100	-	-	100	15,017	14,000	\$4,163.00
5546-013-012	Zone 1	66	-	-	66	9,945	9,636	\$2,774.89
5546-013-013	Zone 1	50	-	-	50	7,483	7,500	\$2,110.57
5546-013-014	Zone 2	71	127	-	198	9,026	13,790	\$4,632.80
5546-013-015	Zone 2	-	25	-	25	1,752	1,712	\$557.60
5546-013-016	Zone 2	-	23	-	23	1,645	1,564	\$514.61
5546-013-017	Zone 2	-	-	-	-	249	-	\$17.03
5546-013-018	Zone 2	-	-	-	-	297	-	\$20.31
5546-013-019	Zone 2	-	53	-	53	9,488	-	\$1,362.94
5546-013-020	Zone 2	-	47	-	47	8,314	5,080	\$1,501.30
5546-013-028	Zone 2	-	170	-	170	6,012	5,880	\$3,048.53
5546-013-030	Zone 2	-	203	-	203	41,481	23,448	\$6,954.11
5546-013-031	Zone 2	-	35	-	35	6,174	3,162	\$1,080.20
5546-013-037	Zone 2	-	293	-	293	43,998	24,813	\$8,419.47
5546-013-038	Zone 2	-	166	-	166	6,140	4,320	\$2,911.41
5546-014-013	Zone 3	-	-	310	310	23,375	16,650	\$4,843.27
5546-014-014	Zone 3	-	-	100	100	7,791	-	\$1,389.14
5546-014-016	Zone 3	-	-	48	48	7,200	4,320	\$948.86
5546-014-017	Zone 3	-	-	198	198	7,200	4,848	\$2,594.95
5546-014-029	Zone 3	-	50	50	100	6,912	-	\$1,485.94
5546-014-044	Zone 2	-	150	150	300	20,772	12,336	\$5,796.95
5546-014-047	Zone 1	152	167	166	485	21,964	204,920	\$21,730.61
5546-014-048	Zone 2	-	173	173	346	27,998	110,080	\$12,612.81
5546-014-052	Zone 2	-	153	282	435	20,208	10,659	\$7,132.67
5546-014-053	Zone 2	-	142	288	430	23,945	23,808	\$8,080.24
5546-014-054	Zone 2	-	105	105	210	17,331	4,464	\$4,002.76
5546-014-056	Zone 1	137	-	454	591	33,503	17,136	\$11,530.24
5546-014-058	Zone 1	131	229	221	581	31,700	43,000	\$13,426.26

***Summit & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018***

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5546-014-900	Zone 3	-	-	210	210	8,962	-	\$2,628.73
5546-015-026	Zone 1	332	-	-	332	25,161	36,704	\$11,253.02
5546-015-029	Zone 1	147	-	-	147	22,169	19,087	\$6,034.24
5546-015-037	Zone 3	-	-	156	156	29,377	96,044	\$6,110.54
5546-015-038	Zone 1	140	-	-	140	52,708	148,190	\$16,339.18
5546-015-039	Zone 3	-	-	53	53	9,903	13,813	\$1,431.92
5546-015-040	Zone 3	-	-	70	70	7,399	9,453	\$1,370.28
5546-015-041	Zone 3	-	-	-	-	2,784	5,569	\$298.26
5546-015-042	Zone 1	219	-	99	318	26,707	3,600	\$8,018.31
5546-015-043	Zone 3	146	-	157	303	21,631	18,500	\$6,244.30
5546-015-046	Zone 1	-	-	-	-	920	-	\$73.03
5546-015-047	Zone 1	125	-	-	125	23,080	18,500	\$5,607.95
5546-015-900	Zone 3	-	-	531	531	99,814	574,797	\$29,237.00
5546-015-901	Zone 3	-	-	70	70	7,399	-	\$1,048.24
5546-015-902	Zone 3	-	-	-	-	2,784	5,569	\$298.26
5546-016-001	Zone 3	-	-	180	180	5,600	3,992	\$2,308.04
5546-016-002	Zone 3	-	-	95	95	13,300	5,390	\$1,733.27
5546-016-003	Zone 3	-	-	50	50	7,000	-	\$815.60
5546-016-004	Zone 3	-	-	50	50	7,000	3,522	\$935.59
5546-016-005	Zone 3	-	-	55	55	7,701	3,970	\$1,032.45
5546-016-008	Zone 3	-	-	50	50	7,001	5,500	\$1,003.01
5546-016-009	Zone 3	-	-	50	50	7,000	5,500	\$1,002.97
5546-016-010	Zone 3	-	-	50	50	7,000	1,250	\$858.19
5546-016-011	Zone 3	-	-	175	175	4,900	2,625	\$2,179.91
5546-016-020	Zone 3	-	-	100	100	14,003	14,939	\$2,140.26
5546-016-022	Zone 1	210	-	345	555	57,093	20,456	\$13,959.43
5546-016-023	Zone 3	-	-	95	95	13,308	11,568	\$1,944.06
5546-016-900	Zone 1	66	-	121	187	8,683	1,740	\$3,497.06
5546-017-006	Zone 2	-	53	46	99	959	-	\$1,279.04
5546-017-027	Zone 2	-	144	255	399	9,950	5,230	\$5,696.88
5546-019-002	Zone 3	-	-	177	177	5,606	-	\$2,139.72
5546-019-003	Zone 3	-	-	50	50	6,997	-	\$815.49

**Sun. & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018**

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5546-019-004	Zone 3	-	-	50	50	6,998	-	\$815.52
5546-019-005	Zone 3	-	-	50	50	6,999	-	\$815.56
5546-019-013	Zone 1	277	-	838	1,115	117,688	118,335	\$31,613.91
5546-019-014	Zone 3	-	-	285	285	20,400	-	\$3,888.70
5546-020-012	Zone 1	136	-	86	222	12,487	3,140	\$4,976.48
5546-020-013	Zone 1	127	-	87	214	11,690	12,048	\$5,288.96
5546-022-015	Zone 3	-	-	50	50	6,759	2,719	\$898.84
5546-022-016	Zone 1	135	-	50	185	6,759	6,133	\$4,296.17
5546-022-019	Zone 3	-	-	50	50	6,997	1,564	\$868.77
5546-022-020	Zone 3	-	-	-	-	-	-	\$0.00
5546-022-021	Zone 3	-	-	-	-	-	-	\$0.00
5546-022-030	Zone 1	140	-	200	340	27,748	23,436	\$8,771.28
5546-023-016	Zone 3	-	-	60	60	6,811	-	\$916.77
5546-023-017	Zone 3	-	-	60	60	6,813	15,216	\$1,435.23
5546-023-030	Zone 3	-	-	48	48	6,593	1,668	\$834.85
5546-023-031	Zone 3	-	-	48	48	6,592	4,279	\$923.77
5546-023-048	Zone 3	-	-	543	543	71,738	48,698	\$10,349.54
5546-023-050	Zone 1	273	-	339	612	42,711	14,055	\$13,677.96
5546-024-019	Zone 1	366	-	465	831	84,429	41,000	\$21,985.93
5546-024-804	Zone 3	-	-	1,072	1,072	128,736	153,831	\$21,895.09
5546-025-001	Zone 1	199	-	471	670	54,143	24,977	\$15,142.95
5546-025-002	Zone 1	132	-	132	264	36,091	54,968	\$10,488.14
5546-025-003	Zone 1	48	-	-	48	6,545	-	\$1,527.74
5546-025-004	Zone 1	50	-	-	50	6,817	-	\$1,591.33
5546-025-005	Zone 1	20	-	-	20	2,727	-	\$636.55
5546-025-006	Zone 1	30	-	-	30	4,090	-	\$954.78
5546-025-007	Zone 1	50	-	-	50	6,816	-	\$1,591.25
5546-025-008	Zone 3	-	-	50	50	6,817	-	\$808.47
5546-025-009	Zone 3	-	-	50	50	6,816	-	\$808.43
5546-025-010	Zone 3	-	-	50	50	6,817	-	\$808.47
5546-025-011	Zone 3	-	-	48	48	6,545	-	\$776.15
5546-025-016	Zone 1	100	-	-	100	13,635	6,488	\$3,586.20

**Sub Lot & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018**

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5546-025-017	Zone 1	50	-	-	50	6,815	5,672	\$1,943.87
5546-025-018	Zone 3	-	-	50	50	6,816	2,174	\$882.49
5546-025-019	Zone 3	-	-	50	50	6,817	-	\$808.47
5546-025-020	Zone 3	-	-	50	50	6,316	2,376	\$869.89
5546-025-029	Zone 1	303	-	60	363	28,765	94,009	\$15,144.55
5546-025-030	Zone 1	96	-	64	160	6,800	3,234	\$3,451.95
5546-026-003	Zone 2	-	45	-	45	5,770	-	\$1,000.92
5546-026-004	Zone 2	-	50	-	50	6,413	-	\$1,112.27
5546-026-005	Zone 2	-	50	-	50	6,413	-	\$1,112.27
5546-026-019	Zone 1	347	-	639	986	113,536	109,198	\$30,026.55
5546-026-020	Zone 2	-	167	239	406	41,121	-	\$7,656.18
5546-026-022	Zone 3	-	192	252	444	48,463	75,158	\$9,772.34
5546-026-024	Zone 3	-	-	128	128	23,190	-	\$2,293.40
5546-026-025	Zone 3	-	-	128	128	21,910	-	\$2,243.49
5546-026-028	Zone 3	-	103	120	223	14,815	-	\$3,268.02
5546-026-029	Zone 3	-	93	120	213	12,933	-	\$3,059.90
5546-026-030	Zone 1	362	-	636	998	113,044	106,947	\$30,130.03
5546-026-031	Zone 1	174	-	326	500	58,604	308,083	\$31,002.21
5546-026-034	Zone 1	509	-	-	509	62,006	25,764	\$17,215.19
5547-017-001	Zone 2	-	191	-	191	6,864	31,865	\$4,921.64
5547-017-003	Zone 2	-	153	-	153	20,674	14,208	\$4,312.93
5547-017-005	Zone 3	-	-	73	73	16,758	-	\$1,445.67
5547-017-006	Zone 3	-	-	73	73	17,431	10,898	\$1,843.17
5547-017-008	Zone 2	-	48	-	48	6,912	-	\$1,119.43
5547-017-012	Zone 2	-	60	-	60	8,608	11,922	\$2,099.93
5547-017-014	Zone 1	50	-	-	50	5,000	4,500	\$1,726.93
5547-017-028	Zone 3	-	-	55	55	13,849	2,409	\$1,218.96
5547-017-029	Zone 2	-	95	144	239	13,646	29,819	\$5,534.08
5547-017-030	Zone 2	-	245	-	245	34,414	52,342	\$8,740.23
5547-017-036	Zone 2	62	168	-	230	13,624	32,376	\$6,406.32
5547-017-037	Zone 1	70	-	-	70	11,537	20,136	\$3,638.18
5547-017-038	Zone 1	200	-	162	362	32,317	22,572	\$9,928.05

**Sunset & Vine PBID Renewal
Engineer's Report for Calendar Years 2012-2018**

APN	Parcel Zone	Applied Level 1 (Fr.Ft.)	Applied Level 2 (Fr.Ft.)	Applied Level 3 (Fr.Ft.)	Frontage Benefit Units	Lot Benefit Units	Building Benefit Units	Total Assessment
5547-017-039	Zone 3	-	-	60	60	11,974	-	\$1,118.06
5547-017-040	Zone 2	-	-	-	-	2,329	-	\$159.25
5547-018-011	Zone 3	-	-	50	50	7,156	-	\$821.68
5547-018-012	Zone 1	143	-	55	198	7,906	11,074	\$4,916.76
5547-018-023	Zone 1	52	-	-	52	7,619	6,040	\$2,072.58
5547-018-024	Zone 3	52	-	143	195	7,535	3,852	\$3,069.34
5547-018-028	Zone 1	104	-	100	204	35,977	74,026	\$10,728.70
5547-018-029	Zone 2	-	207	215	422	44,534	65,858	\$12,050.53
5547-018-901	Zone 3	-	-	104	104	21,446	-	\$1,964.91
5547-026-001	Zone 1	106	-	344	450	18,226	100,772	\$13,673.17
5547-026-002	Zone 1	136	-	86	222	12,494	8,335	\$5,300.08
5547-026-014	Zone 3	-	-	120	120	6,234	-	\$1,545.52
5547-026-015	Zone 3	-	-	100	100	5,297	-	\$1,291.91
5547-026-016	Zone 3	-	-	100	100	5,299	-	\$1,291.99
5547-026-017	Zone 3	-	-	100	100	5,300	2,950	\$1,392.53
5547-026-018	Zone 3	-	-	71	71	3,711	1,706	\$973.43
5547-026-023	Zone 3	50	-	160	210	8,000	8,000	\$3,371.29
5547-026-024	Zone 1	150	-	-	150	24,001	24,193	\$6,560.17
5547-026-025	Zone 1	50	-	-	50	7,999	14,500	\$2,586.80
5547-026-026	Zone 1	50	-	-	50	8,001	7,311	\$2,139.93
5547-026-900	Zone 3	-	-	180	180	9,549	1,350	\$2,371.99
5547-026-901	Zone 3	-	-	68	68	3,712	1,450	\$932.19
5547-026-902	Zone 3	-	-	206	206	5,308	1,130	\$2,481.36
Total		14,611	5,929	30,618	51,158	5,658,492	6,409,637	\$1,429,674.81